

**Project: Battery Park City Community  
Center Leak Remediation  
– Construction Management  
Services**

**Date: October 2, 2018**

**RE: Addendum #3**

**# of Pages: 2**

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The following are responses to written questions received by BPCA in accordance with the terms of the RFP (BPCA responses appear in bold-face type following restatement of the submitted questions):

- 1) Confirmation of the construction schedule being included in the sub-contractor RFP.  
**Response: BPCA has not yet retained the contractor for the Project; therefore, there is no detailed schedule. Addendum 2 provided an estimated duration of 12 to 15 months.**
- 2) Confirmation of the Construction Budget for the trades.  
**Response: As stated in Addendum 2, a cost estimate for the Project is not available.**
- 3) Site logistics – location for any staging and storage of equipment and materials on site.  
**Response: There is very limited space for staging and storage of equipment; site logistics are the responsibility of the contractor.**
- 4) Being that water-proofing is a major component of the project, any concern as to seasonal weather / temperature considerations for the schedule. (RFP notes contract start date December 2018).  
**Response: There is nothing in the Siplast spec regarding temperature, but it cannot be applied when surfaces are wet. This is a torch-down system, but it includes fluid-applied flashings, so there will be a low temperature limit below which the PMMA does not catalyze. Consequently, it is anticipated that there may be periods of work suspension based upon weather conditions.**
- 5) Possible phases of demo and construction?  
**Response: No decision has been made regarding phasing of the work at this time. This will be further discussed once a contractor has been retained.**
- 6) Confirmation of the extent of plantings and/or landscaping to be included into the sub-contractor RFP.  
**Response: Construction documents limit the plantings and landscaping to the removal and disposal of the soil and the requirement to work with BPCA to transplant the mature shrubs and trees by constructing wooden boxes. No new plantings are included in the scope of work.**
- 7) With the large foot print of the area of work, would the phasing of north and south areas be of value in terms of phasing?  
**Response: To be further discussed when contractor is retained. See #5 above.**
- 8) Areas adjacent to the ballfield will need to be de-commissioned, has the impact to the ballfield shut-down been considered and its impact to the local BPCA residents?

**Response: BPCA will discuss construction schedule and use impacts with residents and leagues utilizing the fields before work is started.**

9) Reuse of the existing pavers vs. new? Red stone on the vertical knee walls as well?

**Base Bid B.2 line item indicates that the contractor should salvage existing pavers and to assume a 20% replacement. Allowances B.1 line item asks for a price for 100% replacement. Both possibilities are therefore covered. Base Bid B.1 line item states to remove the granite base panels and salvage for reinstallation. Base Bid B.5 asks to remove the granite base panels, salvage and reinstall. Only item B.4 of the Base Bid calls for removing and disposing of the granite bricks. This price was requested because BPCA is aware that carefully cutting the bricks out and cleaning them of mortar will be labor intensive and therefore may be more expensive.**

10) Testing of the waterproofing system to be performed by third party vendor contracted by BPCA and not the sub-contractor.

**Response: A flood test will be witnessed by the CM and design engineer. If it is determined that a third party is needed for testing, BPCA will contract with the testing firm directly.**

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By signing below, I acknowledge that all pages of this Addendum have been received, reviewed and understood and will be incorporated into the Proposal submitted. This document must be attached to the Proposal for consideration.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Number of pages received: \_\_\_\_\_ <fill in>

Distributed to: All prospective Proposers